

# Planning Commission Alternative

## **Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.**

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That ARTICLE XIV, NP North Phillips Overlay, of the above-entitled ordinance be amended to read as follows:

### ARTICLE XIV. AD ACCESSORY DWELLING ~~NP NORTH PHILLIPS OVERLAY DISTRICT~~

Section 2. That Section 551.1020 of the above-entitled ordinance be amended to read as follows:

**551.1020. Purpose.** The AD Accessory Dwelling ~~NP North Phillips~~ Overlay District is established to promote home ownership and to allow a variety of housing types, costs and arrangements that may not meet the regulations of the primary zoning district, including the limit of one principal residential structure per zoning lot, where the primary zoning district allows two-family or multiple-family dwellings.

Section 3. That Section 551.1030 of the above-entitled ordinance be amended to read as follows:

**551.1030. Established boundaries.** The boundaries of the AD ~~NP~~ Overlay District shall be the areas shown on the official zoning map.

Section 4. That Section 551.1040 of the above-entitled ordinance be amended to read as follows:

**551.1040. Definition.** *Accessory dwelling.* A single-family dwelling that is detached from and subordinate to a principal residential structure on the same zoning lot, and that is located entirely above a parking garage with not less than two (2) accessory parking spaces.

Section 5. That Section 551.1050 of the above-entitled ordinance be amended to read as follows:

**551.1050. Conditional uses.** In addition to the conditional uses allowed in the primary zoning district, the establishment of one (1) accessory dwelling on a single zoning lot, other than a cluster development or planned unit development, may be allowed in the AD ~~NP~~ Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement, and the following:

- (1) No accessory dwelling shall be constructed or established prior to the time of construction of the principal residential structure to which it is accessory. This section shall not prohibit a construction project in which both the principal residential structure and accessory dwelling are to be built simultaneously.
- (2) At least one (1) dwelling unit on the zoning lot shall be owner-occupied.

Minneapolis City Planning Department Report  
Text Amendment

- (3) There shall be no more than ~~three (3) dwelling units~~ one (1) principal residential structure on a zoning lot in addition to the accessory dwelling.
- (4) The minimum lot area shall be five thousand (5,000) square feet, except in the R2 Two-family District where the minimum lot area shall be six thousand (6,000) square feet. ~~that required by the primary zoning district or two thousand five hundred (2,500) square feet per dwelling unit, whichever is less.~~
- (5) There shall be no other accessory structures designed or intended to be used for the parking of vehicles allowed on the zoning lot.
- (6) The parking spaces located below the accessory dwelling shall be accessible through the alley where there is an alley, except as otherwise authorized by the city planning commission.
- (7) There shall be an unobstructed walkway leading from the public street to the accessory dwelling.
- (8) The minimum rear and interior side yard requirements for the accessory dwelling shall be not less than those specified by the primary zoning district for principal uses, except as otherwise authorized by the city planning commission.
- (9) The principal residential structure and the accessory dwelling shall be separated by not less than ten (10) feet and shall not be connected to each other by any structure.
- 10) The minimum floor area of the accessory dwelling unit shall be three hundred fifty (350) square feet.

Minneapolis City Planning Department Report  
Text Amendment

(11) The accessory dwelling shall be compatible in character with the principal residential structure on the zoning lot and with the surroundings, and shall comply with the following specific requirements:

- a. The height of the accessory dwelling shall not exceed the height of the principal residential structure, or two and one-half (2.5) stories or thirty-five (35) feet, whichever is less.
- b. The roof of the accessory dwelling shall be similar in form and pitch to that of the principal residential structure.
- c. The exterior building materials and appearance of the accessory dwelling shall be similar to that of the principal residential structure.
- ~~d. Exterior stairways leading to the accessory dwelling shall be prohibited.~~
- d. Not less than fifteen (15) percent of the facade of the accessory dwelling that faces a public street or alley shall be windows.